

Recommendations for Set Down

- Change the R-4 by-right height for a detached, semi-detached, rowhouse, or flat building from 40 ft. to 35 ft.
- Allow up to 40 ft. by special exception subject to conditions
- Include mezzanine in the number of stories;
- Limit conversions to non-residential building

Rowhouse Height: Feet and Stories

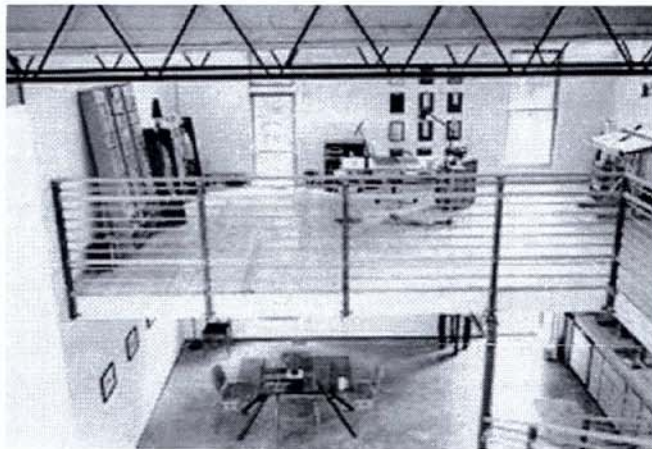
- R-4 Lots Surveyed = 10,369
- 35 feet or less = 94.4 %

Stories	Total Lots	%
1	34	0.33%
1.5	4	0.04%
2	8,727	84.16%
2.5	458	4.42%
3	1,109	10.70%
3.5	7	0.07%
4+	30	0.29%
Total	10,369	

- Recommendation: By-right = 35' Special Exception = 40'

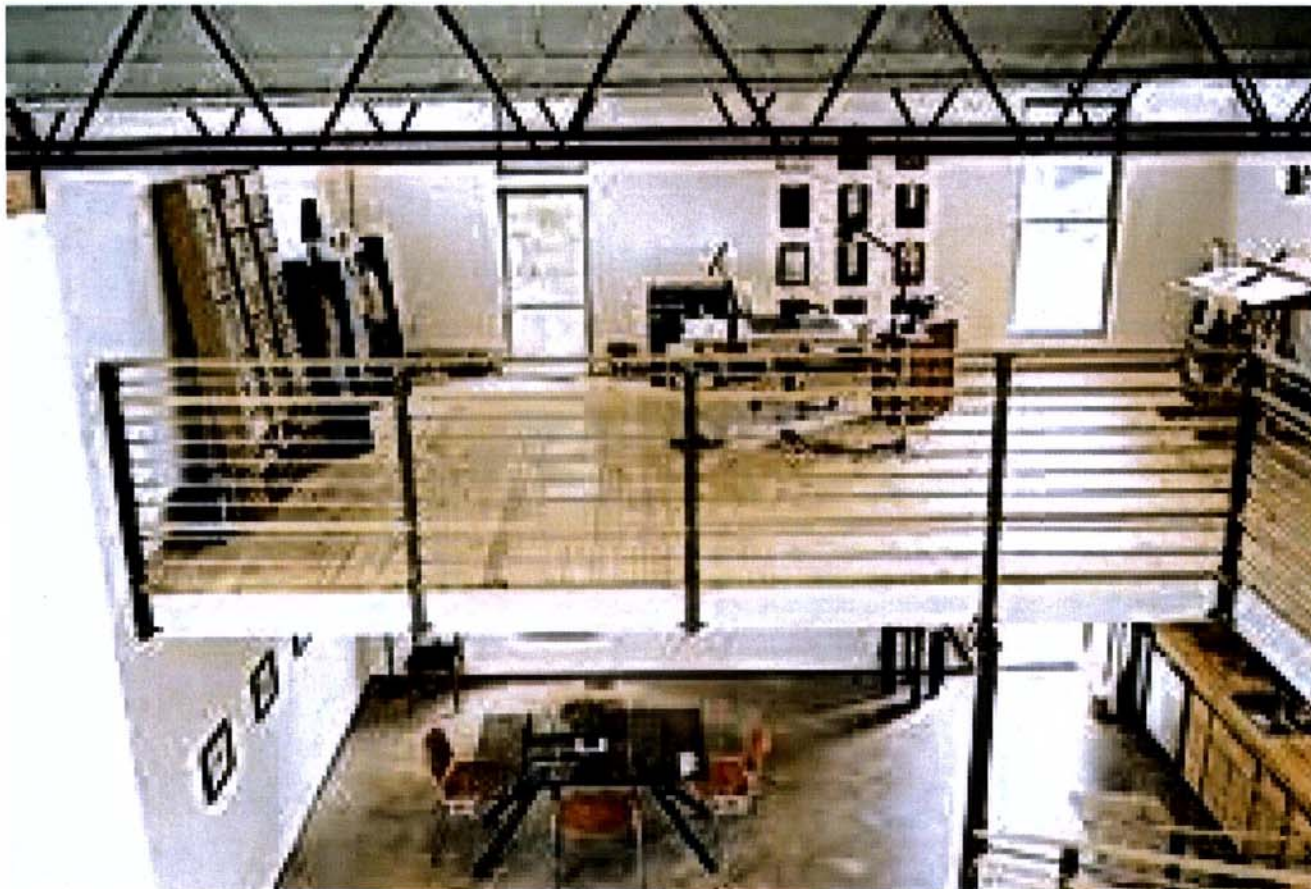
Mezzanine

- Include it in number of stories



Mezzanine

- Include it in number of stories



Mezzanine (recommend change)

- A floor space within a story between its floor and the floor or roof next above it and having an area of not more than one-third (1/3) of the area of the floor immediately below. A mezzanine shall ~~not be~~ considered a story in determining the maximum number of permitted stories

Story

- **Story** - the space between the surface of two (2) successive floors in a building or between the top floor and the ceiling or underside of the roof framing. The number of stories shall be counted at the point from which the height of the building is measured.
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- For the purpose of determining the maximum number of permitted stories, the term "story" shall not include cellars, stairway or elevator penthouses, or other roof structures; provided, that the total area of all roof structures located above the top story shall not exceed one-third (1/3) of the total roof area.

Limit Roof Structure Height

- Currently allowed at 18.5 feet per Sec 400.7
- Recommended to be 10 feet for detached, rowhouse and semi-attached residential buildings
- Other permitted buildings would still be permitted 18.5 feet

Limit Conversion in R-4

- R-4 Lots = 37,600
- R-4 Detached, Semi-det and Attached (DSA) Lots = 35,600
- Non-DSA properties = 1250 on about 2,000 lots
- Non-DSA Lot total land area = 22,150,000 sq feet
- Alternative: Reduce or eliminate the minimum land area per unit for these developments, currently retained at 900 sf.

How does the Recommendation fit with the Zoning and Housing Context

- R-1: ...is designed to protect quiet residential areas now developed with one-family detached dwellings (§ 200.1)
- R-2 ... consists of those areas that have been developed with one-family, semi-detached dwellings, and is designed to protect them from invasion by denser types of residential development (§ 300.1)
- R-3 ...is designed essentially for row dwellings, but there shall be included in an R-3 District areas within which row dwellings are mingled with one-family detached dwellings, one-family semi-detached dwellings, (§ 320.1)

Zoning and Housing Context

- R-4 ...is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families. (§ 330.1)
- Very little vacant land shall be included within the R-4 District, since its primary purpose shall be the stabilization of remaining one-family dwellings. (§ 330.2)
- The R-4 District shall not be an apartment house district as contemplated under the General Residence (R-5) Districts, since the conversion of existing structures shall be controlled by a minimum lot area per family requirement. (§ 330.3)

Residential Land Percentages

Zone Group	PRINCIPAL Units	Accessory Apartments	% of Residentially Zoned Land
R-1	1	1	33.5
R-2	1	1	13.4
R-3	1	1	7.7
R-4	2	0	15.6
R-5	No limit	n/a	29.8

- There are also 3500 acres of mixed use zoned land that permits or incentives residential

COMPREHENSIVE PLAN

Policy LU-2.1.7: Conservation of Row House Neighborhoods

- Protect the character of row house neighborhoods by requiring the height and scale of structures to be consistent with the existing pattern, considering additional row house neighborhoods for "historic district" designation, and regulating the subdivision of row houses into multiple dwellings. Upward and outward extension of row houses which compromise their design and scale should be discouraged.

COMPREHENSIVE PLAN

Policy LU-2.1.9: Addition of Floors and Roof Structures to Row Houses and Apartments

- Generally discourage increases in residential density resulting from new floors and roof structures (with additional dwelling units) being added to the tops of existing row houses and apartment buildings, particularly where such additions would be out of character with the other structures on the block. Roof structures should only be permitted if they would not harm the architectural character of the building on which they would be added or
- other buildings nearby.

COMPREHENSIVE PLAN

Policy LU-2.1.1: Variety of Neighborhood Types

- Maintain a variety of residential neighborhood types in the District, ranging from low-density, single family neighborhoods to high-density, multi-family mixed use neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future.

COMPREHENSIVE PLAN

Policy H-1.3.1: Housing for Families

- Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments.

Alternatives

- Setdown Recommendations and the following Alternative:
- 1) Allow R-4 Rowhouse conversions with additional units subject to IZ as follows:
 - Matter-of-right conversion: the 4th and all units beyond would be subject to IZ at 60% AMI
 - Conversion by variance – all units beyond two would be subject to IZ at 60% AMI
- 2) Allow conversion of non-residential lots with no minimum land area per unit